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# HOUSES

U. S. DEPARTMENT  
OF AGRICULTURE  
RESETTLEMENT  
ADMINISTRATION

HENRY A. WALLACE SECRETARY

W. W. ALEXANDER ADMINISTRATOR



**HOUSING NEEDS** vary in different parts of the country as heat, cold, altitude, rainfall, and other climatic conditions vary. This map indicates in a general way the areas in which farm families need similar housing facilities with respect to such factors as arrangement of rooms, need for privacy, facilities for outdoor living and working, and heating facilities. The areas are rough approximations, for of course there are great differences within any one of them, and many needs are common to most of them. They represent, however, discernible differences in needs.

**ROOMS AND ROOM USES:** While residents of homes in all regions express a preference for laundry space outside of kitchens, a majority of farm people in two regions only, K and L, express a preference for separate dining rooms, whereas dining space in kitchen is desired by householders in regions

A, B, C, D, E, G, H, I and J. Families in regions B, C, E, G, H, I, J, K and L feel it desirable to have dining porches or terraces in connection with their homes. All regions express a preference for screened work porches and a linoleum covering on the dining area.

**CLIMATIC FACTORS:** Differences in temperature and humidity in different regions give rise to different needs, although these differences are not sharply defined.

**ORIENTATION** is another important factor. People in regions E, J, K and L prefer their bedrooms to face on side from which the breeze comes. In regions A, D, F, G, H and I, householders express a preference to have their living rooms face the south (Winter sun); and in regions E, H, J, K and L home-

keepers prefer to have their kitchens avoid a western exposure.

**DIVISION INTO SECTIONS:** As a basis for classifying returns from the studies described in foregoing paragraphs, the United States was divided into twelve sections. The objective in the division was to determine areas in which farmhouses of a given cost level would be similar as to plan. Decisions as to the number and boundaries of sections were based upon weather bureau data, upon United States 1930 Agricultural Census data on sizes of farms and types of farm enterprises, upon the information secured from the forty-four State home demonstration leaders mentioned above, and upon suggestions made by Dr. O. E. Baker and other members of the staff of the Bureau of Agricultural Economics, United States Department of Agriculture. Boundaries were placed along county lines. The division is shown on the map above.

## FOREWORD

**T**HIS has been prepared to serve a double purpose: to show some samples of what the Resettlement Administration has done in the planning and construction of houses in rural and semi-rural areas: and to make available to those interested in small house design and construction some information gained from the experience of a Government Agency.

The Resettlement Administration is not and has not been primarily a housing agency. Building houses has always been but one factor in a major objective. For example, the houses it has built in semi-rural areas adjacent to middle-

sized and small communities were usually part of a plan which enabled persons who made their living in town to supplement their income by raising certain types of agricultural products. Houses were necessary as places in which these people would live. Moreover, in assisting people who live on farms, the building of the house was not the chief objective. The house is simply an item in the general farm and home plan which has been worked out with these people.

The Government has been guided by the realization that

the conditions which stimulate house building on the edge of small towns are basically different from those on a farm. The person who constructs his own house near a town can usually regard it as an investment. The farmer's house, on the other hand, is a minor part of his investment. His chief investment is his productive land, his live stock, barns, and machinery. These must be cared for first; if his income from them is large enough, he may finally build himself a good house.

Taking such facts into consideration, the problem of building homes has been approached in terms of their surroundings. In the case of farmers, the Administration has not only striven to build better farm houses but also to build them in proper relationship to the farmsteads of which they are units. And where rural homes are an integral part of a community, it has built with the intention of relating each house to the rest of the community.

It should be remembered also that the primary purpose for which the Resettlement Administration received funds was for rural relief. It was possible to supply relief, to assist in the development of sound community life, and to establish housing standards all at the same time. However, rarely is it possible to expend funds in this way and secure the most efficient operations. There are too many conflicting, even though complementary, ends. The circumstances surrounding the use of relief labor, for example, are likely to make such labor costly. Hence low costs are seldom found on such projects.

The difficulties which stand in the way of low cost housing have been the subject of discussion for many years. Private builders have been remarkably successful in achieving economies on large scale mass production in many suburban developments. The very success, however, which has been achieved has been at the expense of variety, space and oft-times quality. The number of factors which must be assembled, the variety of ends sought, have made for increasing awareness of the fact that building a house is one of the most difficult tasks which can be undertaken. No architect or builder, no Government Agency, is today all-wise.

In building a house privately, a person usually follows the customs of his community. These customs have grown up over many years and rest on sound foundations. However, they are also likely to carry over into the house design many features which may have been necessary in the past, but which have outlived their usefulness. Also they fail to take into account the changing circumstances in the newer developments in materials and in the methods of construction. Sound design, then, requires that local prejudice and custom be taken into account, but be fused with the more modern methods.

It is exactly this process which the architects and builders of the Resettlement Administration have tried to follow as they have developed the various houses which the administration has built. No claim is made that perfection has

been achieved; nevertheless, the designs which are shown in this booklet have some contribution to make in house planning.

Just like an individual building a house, the Government has had to work out means of obtaining the most house for the least amount of money. Although the Resettlement Administration may have been able to achieve savings through centralized design and planning, and through quantity production and wholesale purchase of materials, the private builders may be able to effect other savings, such as the use of qualified skilled labor, which costs less than the relief labor.

In building its houses, the Resettlement Administration attempted to keep the square foot areas of the houses to a minimum, conforming to the utility needs of each family. Stress was laid on room arrangements which would be most practical for the people living in the houses.

In determining the height of the houses, in stories, certain factors had to be considered: Location, climate, land cost and local custom. Houses that were constructed in the North are frequently one- or two-stories in height with a basement, to facilitate heating, while houses built in the South are often one-story in height without a basement.

The choice of materials for construction is also an important factor in building a house. Certain materials are manufactured in standard sizes and are so carried in stock. The use of standard sized stock materials generally makes for economy. In addition, materials manufactured locally, if practicable, are generally cheaper because of lower transportation costs. Local labor is also generally more familiar with local methods of construction and local materials, and the gain in time resulting from this familiarity is therefore reflected in a definite financial saving.

It is apparent that if the Resettlement Administration were to state the actual immediate costs of some of these houses, it would be completely misleading. An individual who tried to build at the figure stated could not do so. He would have some costs which the Government did not have—on the other hand, the Government had certain costs which the private individual would not have. Such contribution as these designs have is primarily in their suggestive quality. A soundly conceived design is usually more economical than a poor design. The suggestion of a new material or a new way of using an old material will be more helpful than a whole series of cost figures.

Economy does not imply the absence of beauty or taste. No small house is ever completely satisfactory if it is not also attractive; and no housing problem is ever solved that does not install the family amidst homelike surroundings. But little additional is required to obtain esthetic satisfaction. Care in the proportioning of the plan units, the mass of the house, the size and arrangement of the openings or the selection of harmonious colors, costs nothing extra. The resulting attractiveness is a decided incentive toward encouraging the occupants to maintain and enhance this attractiveness with furnishings and planting.

RESETTLEMENT ADMINISTRATION

Seven houses made of mud—rammed earth—constitute one of the unique features of the Gardendale Homesteads. This project, 13 miles from Birmingham, was designed for part-time workers from the industries and white collar trades of the city. The project offers them good homes and a chance to supplement their small incomes by part-time farming on a small scale.

Rammed earth construction consists of tamping the earth in forms. The forms are designed in conformance to the plan. In them earth consisting of three parts sand, two parts clay and one part aggregate, is placed in three inch layers and tamped into a hard compact mass. After each layer has been tamped, another is placed on the form and the

work continued until the form has been filled. The form is then raised and the operation is repeated until the wall has been completed.

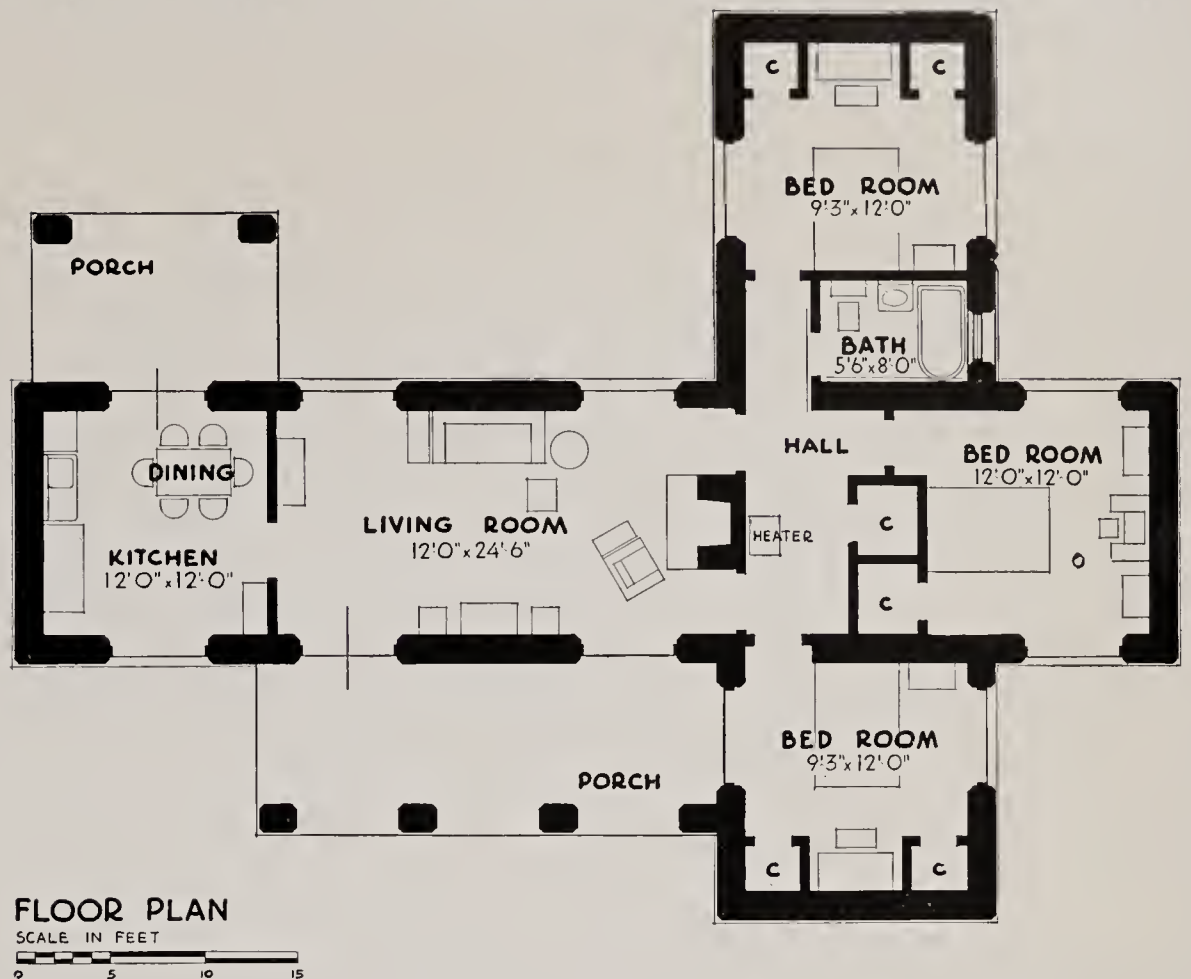
Aside from the seven houses and barns built of rammed earth, Gardendale Homesteads will contain 68 additional one-story houses. Fifty-six of these are of frame construction, 12 are of brick veneer. With each unit there will be a combination garage, barn and poultry house. The whole tract is 512 acres and the individual tracts range from 3 to 10 acres.

Fencing, landscaping, walks and driveways are provided. Water is supplied by individual wells with pumps and pressure tanks.





TOOLS USED FOR RAMMING



## ANALYSIS OF BUILDING

This house is of rammed earth construction. Abundant, unskilled labor and local workable clay and sand deposits make the construction possible. The earth walls make exceptionally good insulating material which, combined with the ventilated roof, produce a house that is cool in hot weather and inexpensive to heat in the winter. The plan emphasizes cross-ventilation in all rooms. The full openings with French doors are used in place of windows because the local climate is such that for nine months of the year the greatest ventilation is desired. For the other three months a device is provided which, in effect, makes casement windows out of the doors. No laundry is necessary because all laundry is done out of doors. The rear porch is used for laundry in inclement weather. Volume: 17,528 cu. ft.

## CONSTRUCTION OUTLINE

**FOUNDATIONS:** Concrete.  
**EXTERIOR WALLS:** Rammed earth; exterior finish, lin-seed oil.  
**ROOFS:** Wood framing, hollow ventilating spaces; finished roof 5-ply tar and felt.  
**INTERIOR FINISH:** Plaster directly on wall.  
**CEILINGS:** Plaster over plasterboard.  
**FLOORS:** Asphalt tiles on reinforced concrete slab.  
**WINDOWS:** Wood casements.  
**HEATING:** Fireplace and stove in hallway.  
**PLUMBING:** Copper tubing.  
**SANITARY FACILITIES:** Sewerage, individual septic tanks.

## PORCH



## LIVING ROOM



# ALABAMA PALMERDALE HOMESTEADS, BIRMINGHAM

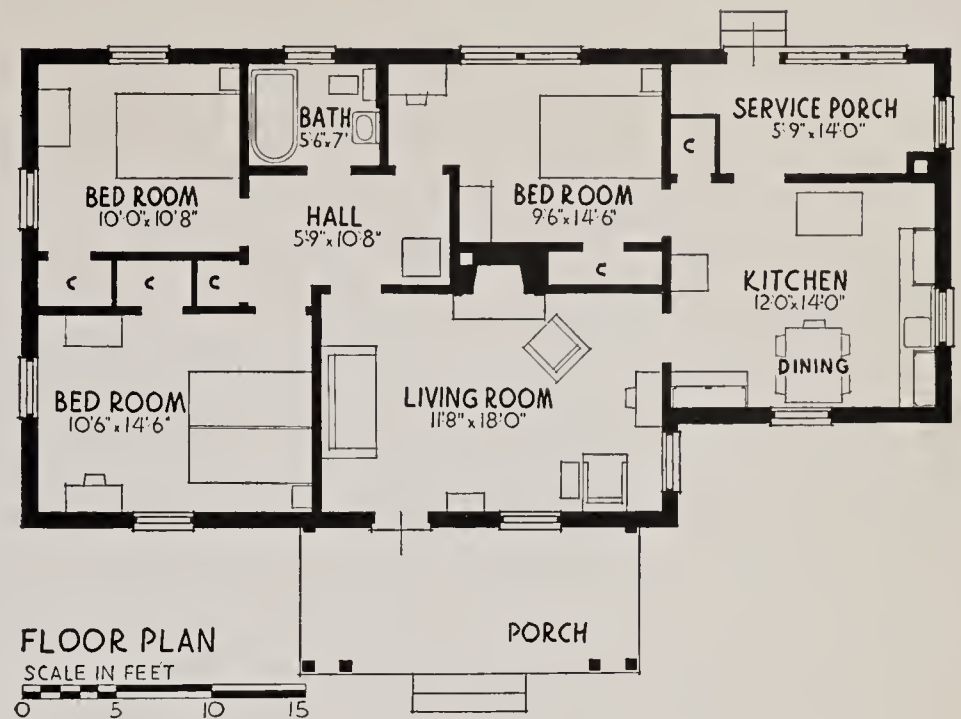
Palmerdale Homesteads is one of the four garden communities the Resettlement Administration is developing for low-income families in and around Birmingham, Alabama. It was designed to make possible a satisfactory standard of living for a group of part-time employes of the steel and chemical plants located in the Birmingham area. It enables these families to supplement their incomes by growing the major portion of their food supply on individual kitchen gardens.

When Palmerdale is completed it will provide 102 modern homes on 3-acre tracts. The first unit of 60 houses is now completed and occupied, and the second unit of 42 houses has also just been completed.

They contain four to five rooms, and are one story high. Thirty-four are of frame construction, eight of brick veneer. In addition to the houses each unit is equipped with a well house and either a combination cow-stall, feed room and poultry house, or a garage and poultry house. Water supply from individual wells, each equipped with automatic pump and storage tank.

A community house will be constructed with facilities for motion pictures, basket ball, community gatherings, kindergarten, clinic, library, and administrative offices. This building will also include a community store and will serve as a school for project children in the lower grades.





### ANALYSIS OF BUILDING

The warm climate of its location affected the design of this home. The plan is open; rooms well ventilated. A screened service porch provides space for outdoor dining. There is also a large front porch. Large living room heated by fireplace. Spacious bedrooms are connected by center hall. While initial costs for frame construction with wood siding are lower than the cost of the brick veneer shown above, higher maintenance costs of frame houses, made necessary through the need of constant attention and re-painting, partially defeat the low cost objective. Volume: 23,745 cu. ft.

### CONSTRUCTION OUTLINE

FOUNDATION: Brick.  
EXTERIOR WALLS: Brick veneer.  
ROOFS: Wood framed, red wood shingles.  
INTERIOR FINISH: Wall board.  
CEILINGS: Plaster.  
FLOORS: Pine, double.  
WINDOWS: Kitchen range and fireplace.  
PLUMBING: Copper tubing.  
SANITARY FACILITIES: Sewage disposal by individual septic tanks and tile disposal field.

PORCH



LIVING ROOM



KITCHEN



This project is being developed for the resettlement of the families of 100 farm laborers. A large majority of the working population in certain sections of Arizona are employed as farm laborers. The work is seasonal and the family incomes, as a consequence, are small. The project gives these people a chance to supplement their means of livelihood by homegrown foods and a small amount of cash crops.

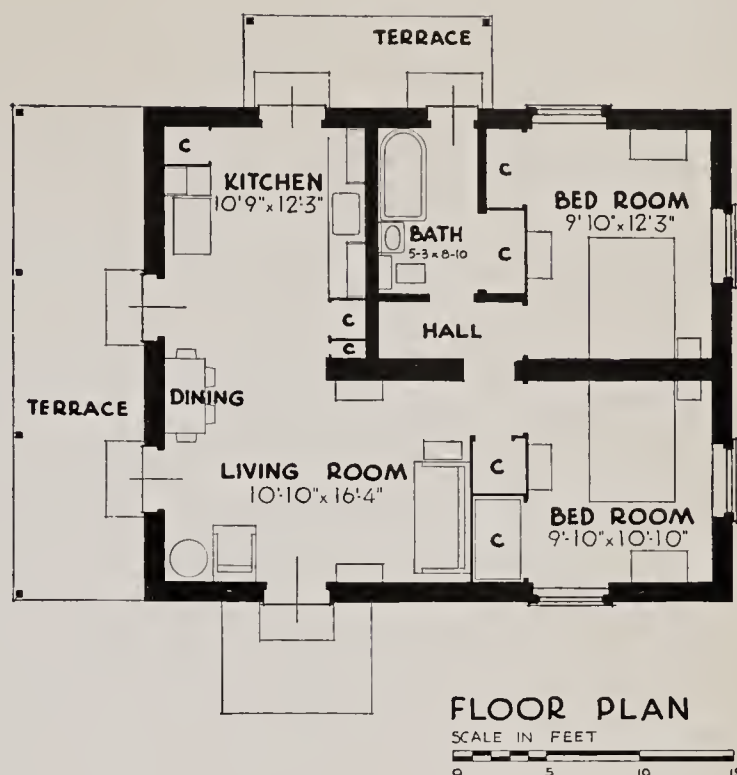
Arizona Part-Time Farms are being developed in three units—24 located at Glendale; 36 at Phoenix; and 40 at Chandler. The Glendale unit has been laid out so that the houses are located on small plots averaging  $\frac{1}{3}$  of an acre, and the main portion of the land is devoted to a community farm, cooperatively operated by residents in their free time.

In the Phoenix and Chandler units the houses are located on three-acre tracts. A cooperative dairy-poultry-truck farm will provide the families with part of their food.

The houses contain from 3 to 5 rooms, and are one story high. Domestic water supply is from electric motor driven pumps and deep wells. Additional buildings on each farmstead include a barn, poultry house, and milk shed. Fencing, landscaping and orchards are included in the plans as are a cooperative canning room and store.

An irrigation system with individual unit connections will be constructed. The water will be supplied from one general pumping plant.





### ANALYSIS OF BUILDING

Extremely warm summers and mild winter temperatures characterize this region. The houses of adobe construction are typical of the area. They have paved floors. Their flat roofs are of wood construction, with an insulation of stabilized earth. This stabilized earth is adobe treated with oil emulsion, making it firmer and increasing its resistance to the elements.

The airy sleeping accommodations are completely screened. All of the rooms have cross ventilation and the closets are large in size. Three piece bathroom and kitchen sink. Volume: 10,083 cu. ft.

### CONSTRUCTION OUTLINE

**FOUNDATIONS:** Concrete.  
**EXTERIOR WALLS:** Adobe 12 in. thick with stucco exterior.  
**ROOFS:** Stabilized earth.  
**INTERIOR FINISH:** Plaster on metal lath.  
**CEILING:** Plaster on metal lath.  
**FLOORS:** Cement painted.  
**WINDOWS:** Casement type, opening out.  
**HEATING:** Kitchen range.  
**PLUMBING:** Copper tubing.  
**SANITARY FACILITIES:** Sewerage disposal by individual septic tank and tile disposal field.

### KITCHEN



### BATH



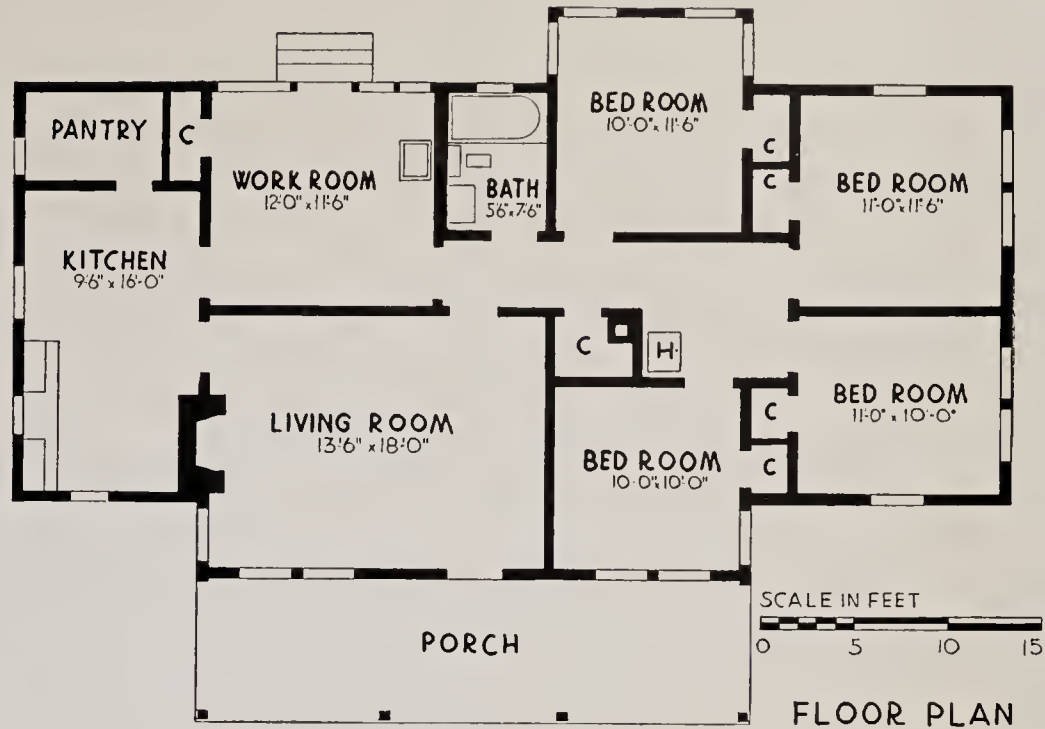
INTERIORS FROM SIMILAR BUILDING WITH PLAN REVERSED

# ARKANSAS PLUM BAYOU PLANTATION, JEFFERSON CY.

The community is located on a 5,800-acre tract in Jefferson County, 35 miles from Little Rock, Arkansas. It included one hundred 36-acre farmsteads grouped about a community center and surrounded by woodland and pasture. This project has been designed for the resettlement of young families, whose heads are 35 years or under, selected from the farm families of the State. Many of them have been making a futile attempt to farm poor ground. The rich soil of the project will give them a better chance to earn a livelihood.

On each farmstead a modern one-story home containing from four to six rooms is being constructed. Each tract will be landscaped with native shrubs and trees, fenced, and equipped with a barn, cotton house, poultry house, hog house and well house. Running water under pressure is furnished by an electric pump from deep wells. Old roads are being improved and new roads being built. Cooperative enterprises, including a cooperative store and warehouse, a cotton gin, a meat curing cold storage and ice plant, and a farm repair shop, are proposed.





### ANALYSIS OF BUILDING

This house is planned for a Southern climate. The arrangement of the rooms and the windows is designed to give the house maximum ventilation. To serve the same purpose louvers are placed in the side walls directly beneath the eaves and an 18 x 24 in. vent in the ceiling of the hall. There is also a 12 x 24 in. vent in the kitchen ceiling over the coal stove. This serves both for ventilation and to carry off the fumes from cooking. The vents may be closed if desired. The foundation of the house has metal termite guards and cast iron air vents. Heating is necessary during part of the year and to facilitate this there is an 8 x 12 in. hot air register over each hall doorway. These openings from the hall to the adjoining rooms are controlled by shutters. The ceilings are insulated with two inches of mineral wool insulation. All chimneys are lined with flue lining. All screen doors and windows are 16 in. mesh bronze screening. The kitchen has a built-in sink, drainboards, and cabinets. There is a large adjoining pantry with ample shelves. The hot water tank is located in the kitchen next to the range. The work porch is screened in and contains large laundry tubs. The bathroom has a bath tub and a lavatory. Volume: 18,250 cu. ft.

### CONSTRUCTION ANALYSIS

FOUNDATION: Concrete wall.  
 EXTERIOR WALLS: Pine siding over insulating paper.  
 ROOF: Wood shingles.  
 INTERIOR FINISH: V-joint No. 2 pine 1" x 8".  
 CEILINGS: Kitchen and bath—v-joint No. 2 pine 1" x 6".  
 Remainder of house—v-joint No. 2 pine 1" x 4".  
 FLOORS: No. 1 edgegreen T&G fir 1" x 4".  
 WINDOWS: Double hung with wood sash.  
 HEATING: Fireplace, kitchen range and heater in hall.  
 PLUMBING: Galvanized wrought iron pipe.  
 SANITARY FACILITIES: Sewerage; sanitary privies.

LIVING ROOM



KITCHEN



A garden community for 200 low-income families, this project is now under construction on 1,600 acres of fertile land in Gogebic County, Michigan. It is a mile and a half north of the town of Ironwood.

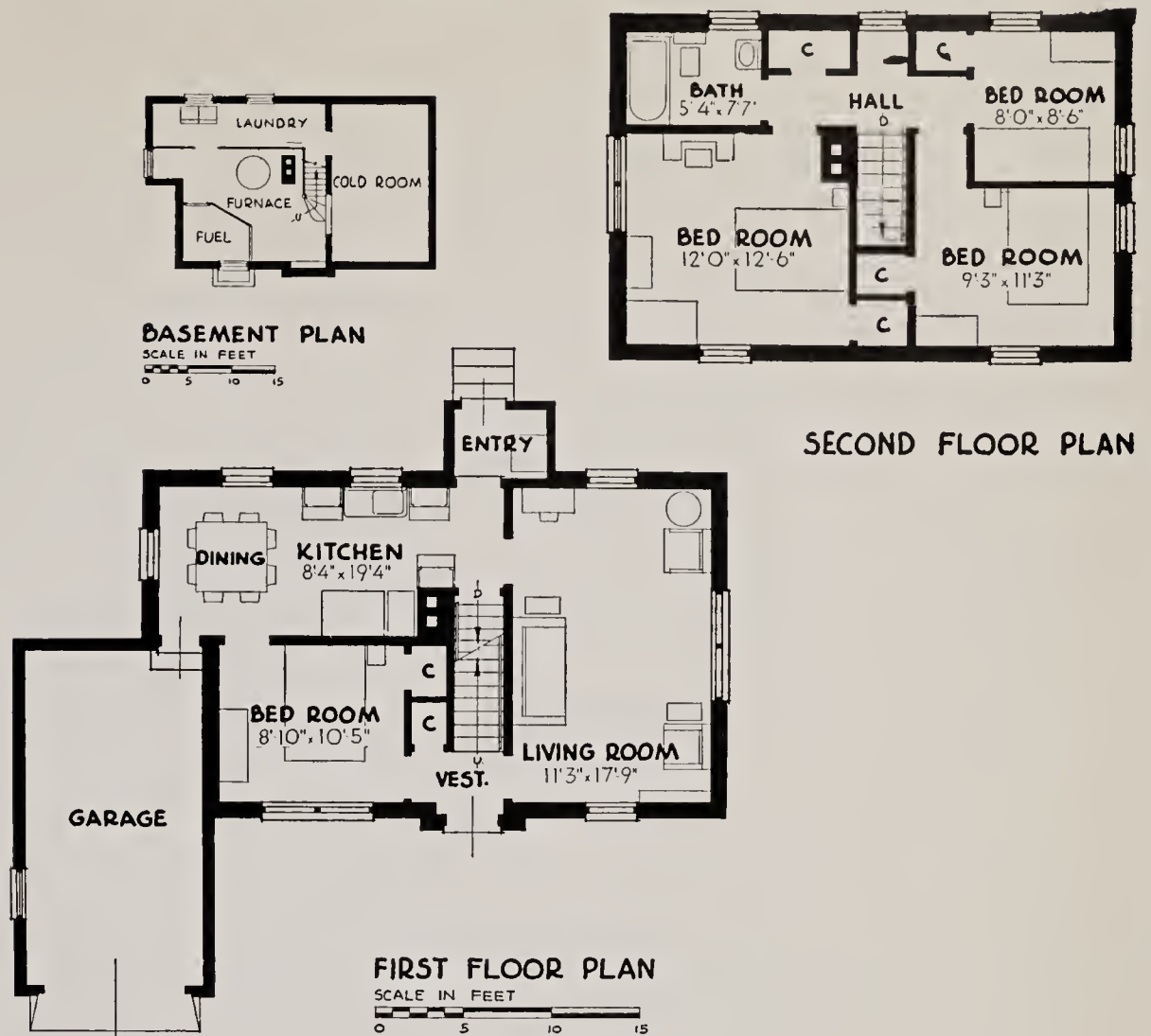
Ironwood, an iron-mining town with a population of 14,000 is in the Upper Peninsula of Michigan. Bad housing conditions there were aggravated by the unusual severity of the economic depression in the region. Also, a residential section of the town has been slowly sinking because of underground mining operations. The building of Ironwood Homesteads will not only meet general housing needs but

will primarily provide a chance for low-income workers to supplement their incomes with food grown for home consumption. Each family will have a garden plot of at least  $\frac{5}{8}$  of an acre adjacent to its home.

There will be 200 houses. Houses are two stories high and have from 4 to 6 rooms, basements, and in most cases, garages. The basement has a large cold room. A central water system will supply all buildings.

Cooperative facilities including a trade center, a cannery, dairy barns, hog shelters, and poultry houses are planned. Fencing, landscaping, walks, and driveways are provided.





### ANALYSIS OF BUILDING

Because of the severe winter cold and the consequently low frost line, foundations are sunk six feet. Further protection against cold is provided by use of  $\frac{3}{4}$  in. insulating material. To overcome the handicap of heavy snow the garage was located in advance of the house in order that access to the highway might be facilitated. A bedroom is located adjacent to the kitchen and may be used for a dining room if not required for sleeping. All plumbing is located on one line of piping. Volume: 18,770 cu. ft.

### CONSTRUCTION OUTLINE

FOUNDATIONS: Concrete.  
EXTERIOR WALLS: Concrete block veneer.  
ROOFS: Cedar shingles; insulation, rigid insulation board.  
INTERIOR FINISH: Plywood.  
CEILING: Plywood.  
FLOORS: Basement, concrete; first and second, double floors; finish, fir.  
WINDOWS: Double hung, wood sash.  
HEATING: Coal fired, duct system, warm air furnace.  
PLUMBING: Copper tubing.  
SANITARY FACILITIES: Central sewerage system.

REAR



FRONT



PLANS FOR THIS HOUSE SIMILAR TO THAT SHOWN ABOVE, EXCEPT REVERSED

# MINNESOTA DULUTH HOMESTEADS

This is a suburban garden community, designed to provide homes for low-income families employed in the iron-works and the other trades and industries of Duluth. The community is located on a 1,200-acre tract in St. Louis County, in the northeastern part of Minnesota, seven miles from the business center of the city of Duluth.

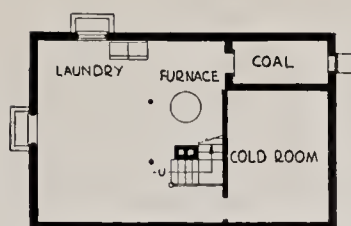
Each home has an adjoining kitchen garden. These gardens enable the residents to supplement their income by raising a portion of their food supply.

The 95 houses now under construction, of which 40 have

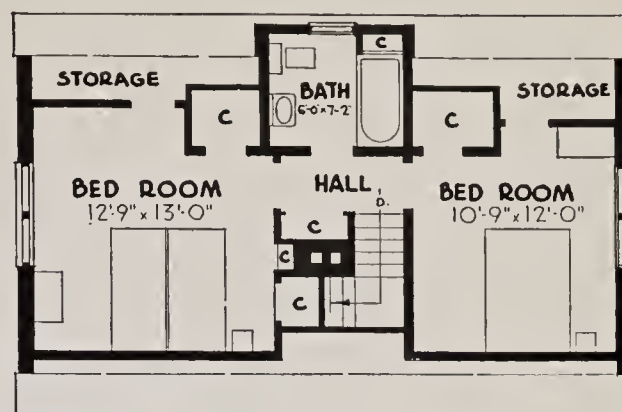
been completed, contain from 4 to 6 rooms and are two stories high. The individual plots run from 5 to 10 acres. The necessary barns and other outbuildings are planned. It is planned to build a community building for educational and recreational purposes. Approximately 10 acres of land will be cleared and developed into athletic fields and community park. Fencing, landscaping, and driveways will be provided.

The domestic water supply comes from individual wells with pumps.

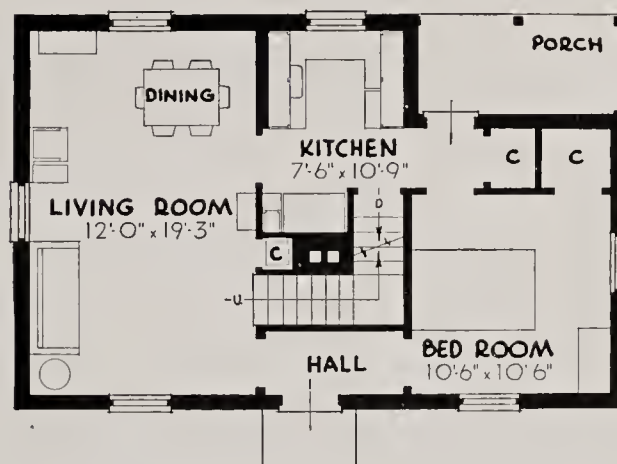




BASEMENT PLAN

SCALE IN FEET  
0 5


SECOND FLOOR PLAN



FIRST FLOOR PLAN

SCALE IN FEET  
0 5 10 15

## ANALYSIS OF BUILDING

Severe winters characterize the area. All entrances are, therefore, protected by storm entries. All plumbing is located on one line on an interior wall to reduce the possibility of freezing. The kitchen is located between a large living room and a bedroom, either may be used as a dining room. The stairway is located in the center of the house, reducing hall space to a minimum and providing ample closet space. Volume: 15,948 cu. ft.

## CONSTRUCTION OUTLINE

FOUNDATIONS: Concrete.  
EXTERIOR WALLS: Brick veneer, wood frame, insulation.  
ROOFS: Insulated, cedar shingles.  
INTERIOR FINISH: Plaster.  
CEILINGS: Plaster.  
FLOORS: Basement, concrete; first and second, double; finished floor, straight grain fir.  
WINDOWS: Double hung, wood sash.  
HEATING: Coal fired, duct system warm air furnace.  
PLUMBING: Copper tubing for cold water; galvanized iron for cold.  
SANITARY FACILITIES: Sewage disposal through individual septic tanks.

# NEW JERSEY JERSEY HOMESTEADS, HIGHTSTOWN, N. J.

This is an agricultural-industrial community located near Hightstown in the central part of New Jersey. The 200 families selected for occupancy are needle trades workers from the New York and Philadelphia areas, who have suffered as the result of seasonal unemployment.

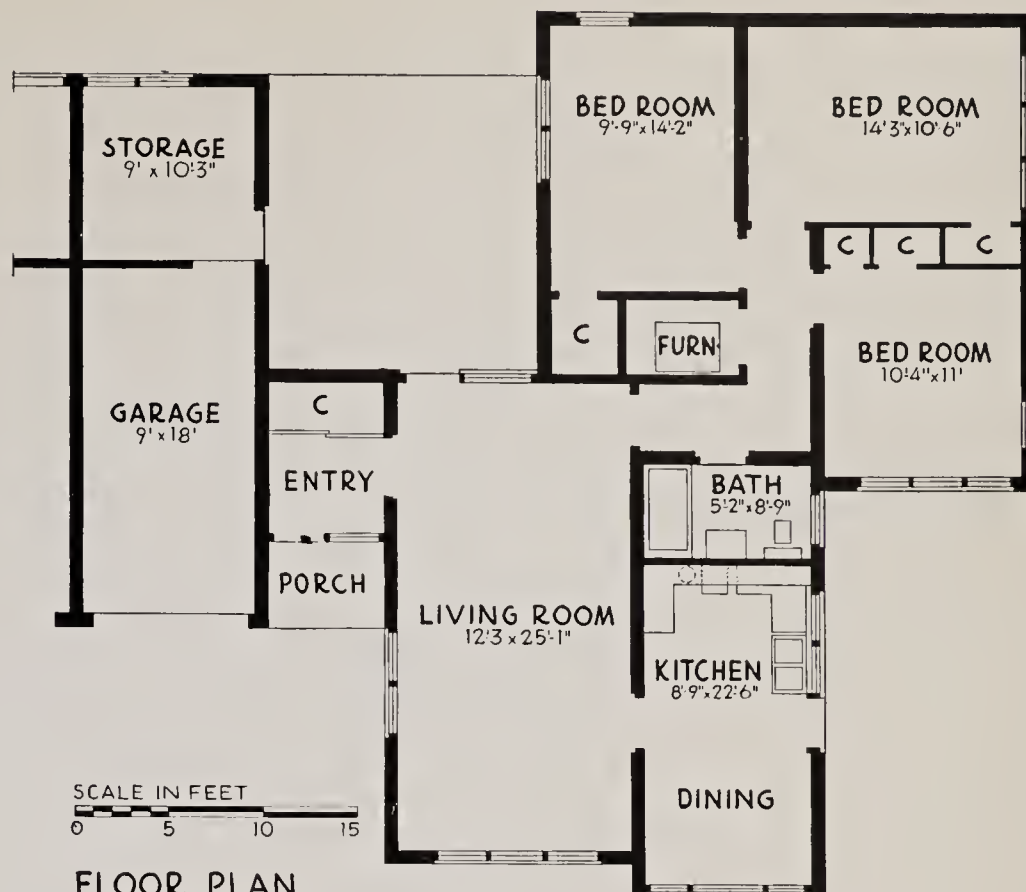
The families, cooperatively, manufacture women's garments and operate a 414-acre farm. In addition, they will have their own cooperative stores and shops, a community center and other necessary service trades. Of the 200 families, 160 will work in the factory; 25 will run the cooperative farm, the remaining 15 families will service the community, when in full operation, as clerks in the community store, car-

penters, plumbers, shoemakers, barbers, and the like. The homes are grouped in horseshoe formation, with the community buildings in the center. There are 39 four-room, 106 five-room, 48 six-room, and 7 seven-room houses, all of which are one story in height.

The water supply system includes five miles of main, two artesian wells and a 75,000 gallon reserve tank. The colony's sewage disposal system is one of the most modern in the country, with five miles of sewer ducts and a disposal plant. As soon as possible the community will become an incorporated township and pay State and county taxes.



*John Beinert Photos*



### ANALYSIS OF BUILDING

This house was planned to give adequate shelter in a region that has severe winters and warm summers. Its thorough insulation and the design of its heating system help protect its occupants against both heat and cold. Besides the airspace in the cinder blocks its walls have a  $\frac{7}{8}$  inch furring space. Its ground floor has  $\frac{1}{2}$  in. sheet insulation over cinder concrete fill. The roof has  $1\frac{1}{2}$  in. sheet insulation. To increase the efficiency of the insulation in the summer time the air ducts of the heating system are brought into use. During the day the insulation absorbs a good deal of the summer heat. To quicken the rate at which the walls cool off at night, a fan forces the comparatively cool night air through the duct system. Another feature is the large overhang on the roof. This shields the interior from the direct rays of the summer sun and still allows the slanting rays of the winter sun to reach inside the house. Volume: 14,800 cu. ft.

### CONSTRUCTION OUTLINE

**FOUNDATION:** Poured concrete.  
**EXTERIOR WALLS:** Cinder blocks, furring (wood) strips, insulated wire lath, two coats of plaster (scratch and finish).  
**INTERIOR FINISH:** Plaster finish same as outside wall.  
**CEILINGS:** Casein paint on cement slab.  
**FLOORS:** Hardwood block units, laid in mastic over  $\frac{1}{2}$ " sheet insulation, excepting bathroom and kitchens, which are of asphalt tile laid in mastic.  
**ROOF:** 4" structural concrete slab,  $1\frac{1}{2}$ " sheet insulation, 4 ply built up roofing.  
**WINDOWS:** Double hung wood sash, weather stripped with provisions for ventilated storm sash.  
**HEATING:** Gravity oil burning warm air furnace, duct system, forced circulation.  
**PLUMBING:** Copper tubing.  
**SANITARY FACILITIES:** Central sewerage system.

LIVING ROOM



DINING



KITCHEN



Penderlea Homesteads, located on the Coastal Plain, forty miles from the city of Wilmington, N. C., has been designed to give farmers in the poor land area around Wilmington an opportunity to relocate on land capable of providing them with a living.

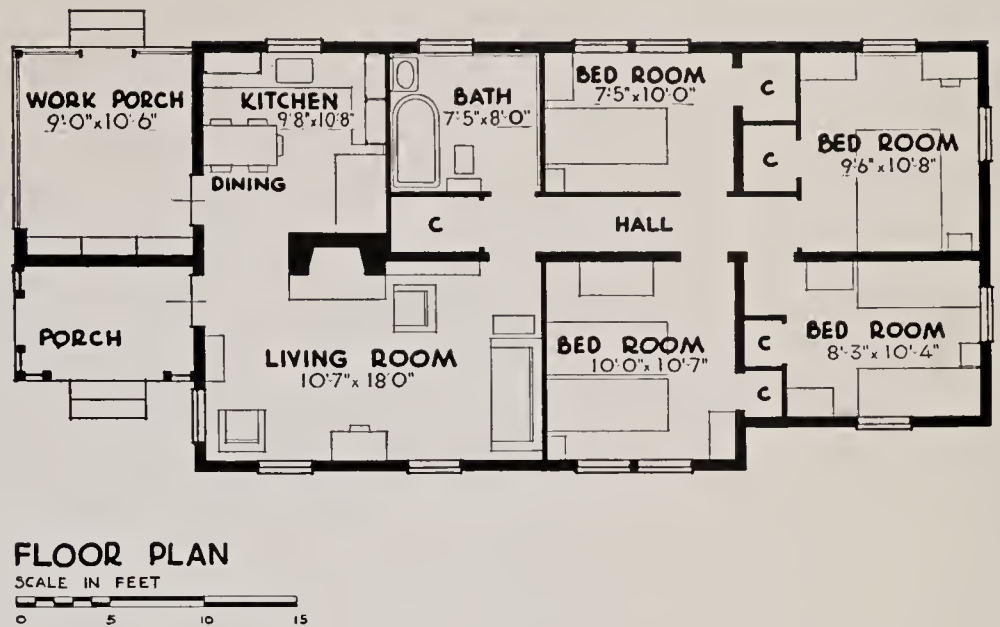
This region is classed by farm economists as being in the farm tenant belt of the nation. Occupant families were selected with this in mind and came from four groups—families living on wornout land, tenant farmers, rehabilitation clients who have been under the care of the Resettlement Administration, and young married couples fitted for and desiring an agricultural life. Approximately 4,500 acres

have been purchased for the development of this project.

There are 142 families housed in attractive four- five- and six-room dwellings, one story in height. A farmstead of 20 acres for each family has been cleared and made ready for the planting of crops. In addition to the home there is a chicken house, barn, movable hog house, and a pump house on each tract. Running water under pressure is furnished by electric power-driven pumps from wells.

The small acreages place the residents relatively near one another. The community is organized in cooperation with the State and County.





### ANALYSIS OF BUILDING

The mild climate influenced the design of these houses. Screened work porch open on two sides may be used for dining in the summer. Living room heated with fireplace. Bedrooms have ample closet space. Three-piece bathroom. Kitchen sink. Hot water tank. Copper termite shields set in foundation. Volume: 13,979 cu. ft.

### CONSTRUCTION OUTLINE

**FOUNDATION:** Brick piers with copper termite shields.  
**EXTERIOR WALLS:** Wood siding insulated with building paper.  
**ROOF:** Cedar shingles.  
**INTERIOR FINISH:** Knotty pine, waxed; insulated sills.  
**CEILINGS:** Knotty pine.  
**FLOORS:** Double floors, clear yellow pine, stained and waxed.  
**WINDOWS:** Check rail, 12-light, wood sash.  
**HEATING:** Fireplace, kitchen range.  
**PLUMBING:** Galvanized wrought steel tubing.  
**SANITARY FACILITIES:** Sewage disposal by individual septic tank and tile disposal field.

REAR



KITCHEN



# SOUTH CAROLINA

## ASHWOOD PLANTATION

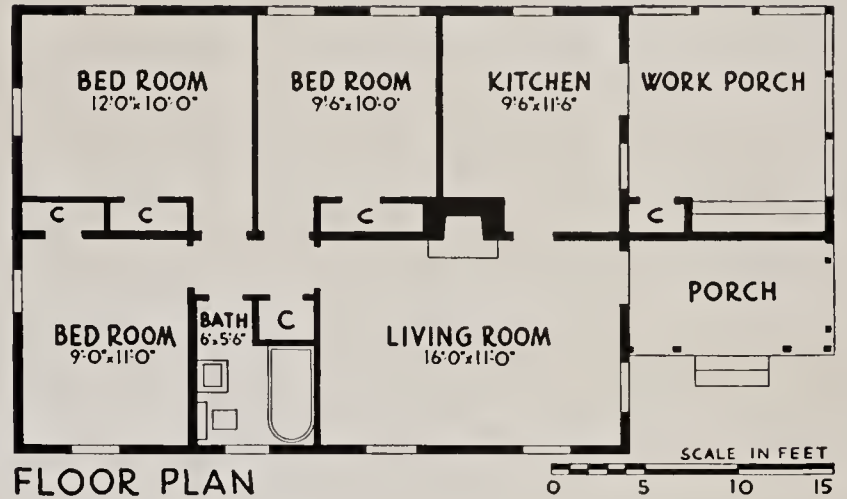
This is an agricultural community, located on a 6,900-acre tract in Lee County in the north central part of South Carolina. It is designed for 134 farm families, most of whom are moving there from poor lands purchased by the Resettlement Administration in its land use program.

The residents will derive their living and cash income from the operation of their individual tracts varying in size from 37 to 60 acres. Several cooperative enterprises, such as cotton gin and tobacco storage barn, may also be developed by the residents.

The one-story homes contain from 4 to 6 rooms. Besides the dwelling each homestead will have a poultry house, a barn, and a storage house. Domestic water supply is afforded by windmills installed on each unit. Necessary roads, bridges, and culverts are being built. Fences, orchards, and landscaping are planned.

It is planned to remodel various existing structures and equip them as a community center. The community center and the playground will provide recreational facilities.





### ANALYSIS OF BUILDING

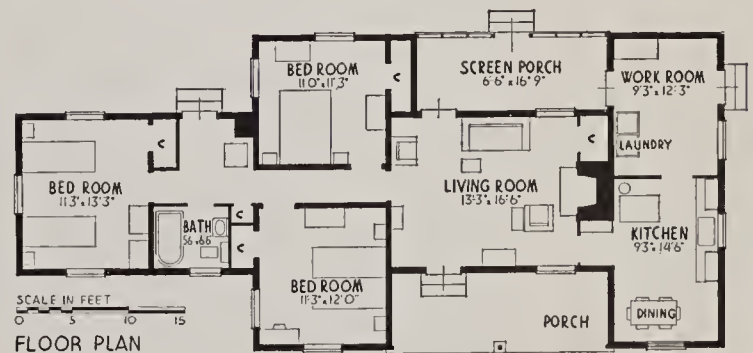
Mild winter temperature prevails. Ample porches provide shade and screened areas for living quarters. The kitchen has space for eating and the adjacent porch may be used for dining area in the summer. Large living room heated with central fireplace. Bedrooms have clothes closets and are connected by bath and small central hall. Large work-room adjoining kitchen has facilities for laundry. Volume: 11,128 cu. ft.

### CONSTRUCTION ANALYSIS

**FOUNDATION:** Brick piers with termite shields.  
**EXTERIOR WALLS:** Vertical boards and battens.  
**ROOF:** Galvanized iron.  
**INTERIOR FINISH:** Knotty pine, V-pointed boards, stained and waxed.  
**CEILINGS:** ½ inch insulation boards in interior. ¾ inch dressed board on porch.  
**FLOORS:** Wood, stained and waxed.  
**WINDOWS:** Double hung wood sash—not weighted.  
**HEATING:** Open fireplace and kitchen range.  
**PLUMBING:** Copper tubing.  
**SANITARY FACILITIES:** Sewage disposal by individual septic tank and tile disposal field; also complete bathroom and kitchen plumbing.  
**SERVICES:** Electricity—Electric ceiling outlets and wall plugs.



### ALTERNATE SCHEME



# TENNESSEE CUMBERLAND HOMESTEADS

Cumberland Homesteads is located on a 13,000-acre tract on the Cumberland Plateau, four and one-half miles from the town of Crossville, Tennessee. It is being built to aid three groups of people: the timber workers, the miners, and the farmers in the poor land areas. Many of these families have been dependent upon private and public relief funds for the last five years. It is an agricultural community planned for 274 families who will derive their income from the cultivation of individual tracts of some 25 acres each, and from the development of cooperative enterprises. Fifteen different architectural plans, eight of which are re-

curring, have been used in constructing houses in the community.

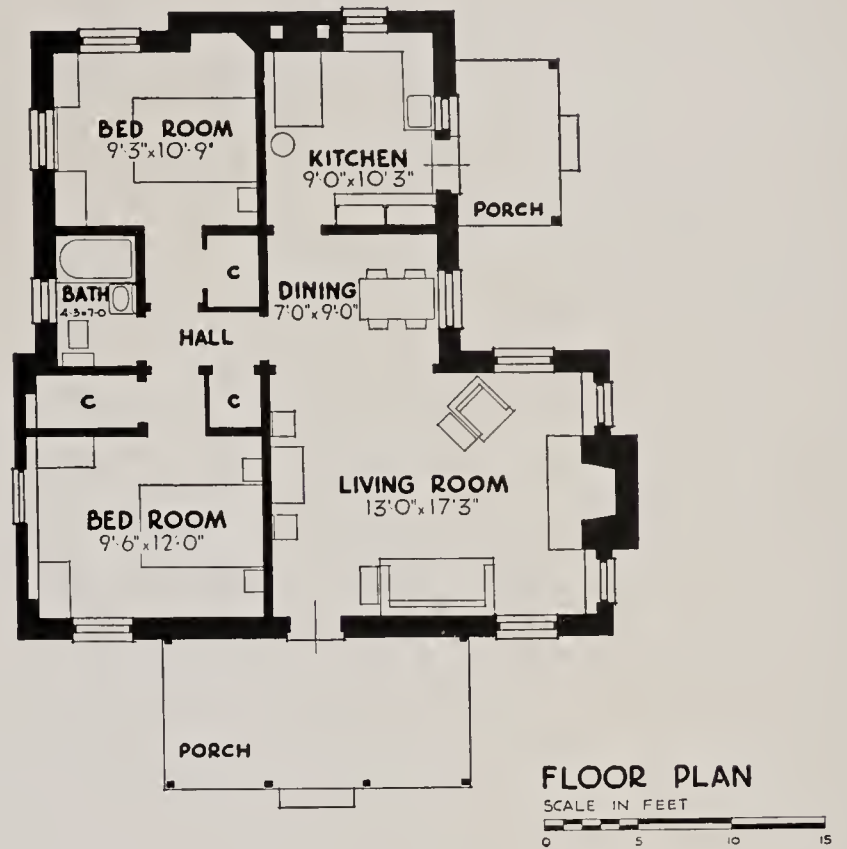
They are one and one and one-half stories high and contain from 4 to 7 rooms.

By using local materials—the easily quarried native Crab Orchard stone and the abundant oak and white pine available on the project site—the cost of these houses is extremely low for dwellings of their type.

Additional buildings on each unit will consist of a poultry house, a garage and tool storage house, a stable and barn.

Health facilities are to be provided in part by an infirmary.





### ANALYSIS OF BUILDING

Walls, fireplace, and porch floors are of sandstone, quarried locally. Hand-hewn solid oak beams have been used in the interiors and for porch posts. Efficient arrangements for canning and other work are provided in the kitchen. The large living room with dining alcove provides adequate space for the social life of the family during the winter months. The arrangement of closet space, through reduction of hall area, has increased the usable area of the bedrooms. Volume: 13,600 cu. ft.

### CONSTRUCTION OUTLINE

FOUNDATION: Crab Orchard stone (native quality).  
 EXTERIOR WALLS: Stone masonry, furred and lined with native molded wood paneling.  
 ROOFS: White pine wood shingles.  
 INTERIOR FINISH: Wood paneling, pine.  
 CEILINGS: V-joint wood paneling.  
 FLOORS: Wood framing, double; finish, native oak.  
 WINDOWS: Double hung and casements, wood sash.  
 HEATING: Coal and wood burning stoves and fireplaces.  
 PLUMBING: Galvanized wrought iron piping.  
 SANITARY FACILITIES: Individual septic tanks.

### REAR ELEVATION



### DINING



# VIRGINIA NEWPORT NEWS HOMESTEADS

Located on the Aberdeen Road, this community is some four miles from the business center of Newport News, Virginia. It is of the suburban type, designed to provide homes with gardens for 158 low-income colored families. These families are employed, full or part-time, in the shipyards, railroad industries and other trade and service occupations in the Newport News and Hampton Roads area. They will be able to supplement their earnings with food grown for home use in the kitchen gardens.

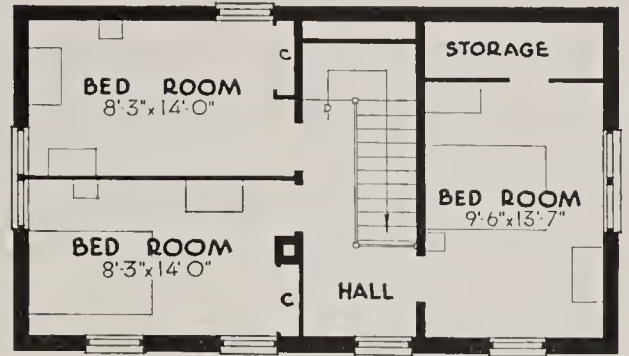
The plot arrangement of this project provides for a concentrated group of living units surrounded by a greenbelt

of forest land and truck gardens. The individual units consist of  $\frac{3}{8}$  to  $\frac{1}{2}$  an acre and are grouped about a community building and shopping center.

The homes are constructed in two-family units, being connected by attached garages which also serve as workshops and laundries. The houses are of seven types and vary in size from 3 to 5 rooms. They are two stories in height. The living room can be converted into an auxiliary bedroom. A cooperative association is being formed for the operation of the truck farms on the 110 acres comprising the outside circumference of the community.



*Cheyne's Studio*



SECOND FLOOR PLAN



FIRST FLOOR PLAN



### ANALYSIS OF BUILDING

Economy in construction and space arrangement, without sacrifice of low maintenance cost, is characteristic of this house plan. On a strictly cost basis one sizable combination living-workroom was substituted for the usual living room-dinette-kitchen elements. Provision is made in the plan for additions to the house. In view of the hot summers, adequate porches are provided adjacent to the kitchen gardens and cross ventilation maintained in all rooms. The utility room, or garage, was substituted for a basement. Volume: 15,200 cu. ft.

### CONSTRUCTION OUTLINE

FOUNDATION: Concrete.  
EXTERIOR WALLS: Brick veneer, wood frame.  
ROOFS: Cedar shingles.  
INTERIOR FINISH: Plaster board.  
CEILING: Plaster board.  
FLOORS: Wood.  
WINDOWS: Double hung.  
HEATING: Coal fired hot water radiation.  
PLUMBING: Copper tubing.  
SANITARY FACILITIES: Central sewerage system.

KITCHEN



BED ROOM



# WEST VIRGINIA ARTHURDALE COMMUNITY

The Arthurdale Community was initiated by the Subsistence Homesteads Division of the Department of Agriculture for the purpose of rehabilitating, both socially and economically, destitute mining families by establishing them in small farm homes and providing them with a new form of livelihood. Labor saving machinery, improved mining methods, and the competition of other fuels created a growing surplus of partially employed labor in this section long before production was curtailed or the mines closed. As a consequence of this situation, families found themselves either without any means of livelihood, or reduced to an extremely low standard of living.

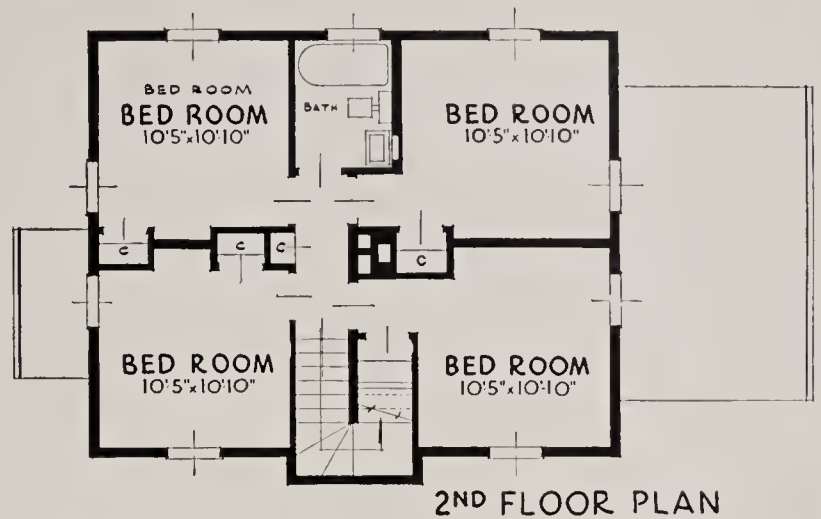
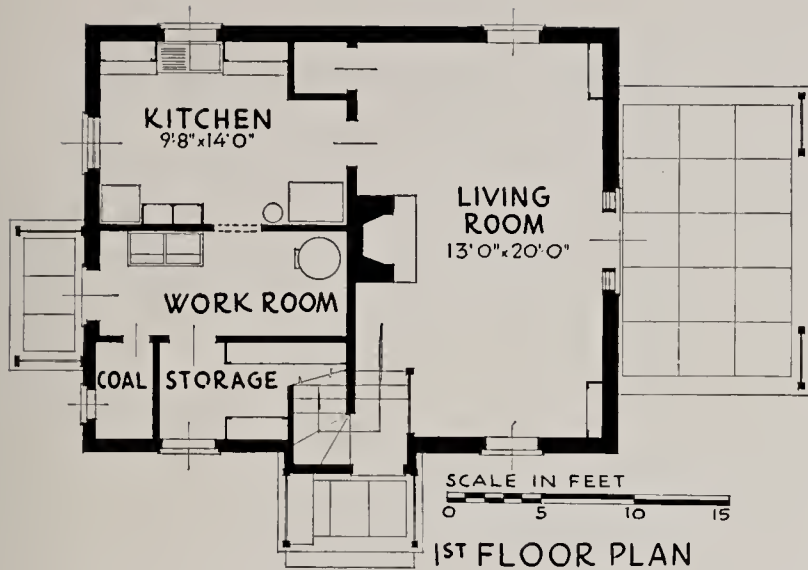
The employment opportunities offered by two small private industries, and the development of cooperative agriculture and community enterprises by the Arthurdale Association with homestead membership chartered under the laws of West Virginia, assures future economic security to the 165 Arthurdale homesteaders. Additional income is provided

the occupants through individual subsistence garden and livestock activities on home tracts.

The community of 165 houses is laid out on a 1,377 acre tract, with 26 four-room, 23 five-room, and 116 six-room houses located on 2.25 to 5.11 acre individual tracts; 444.79 additional acres have been purchased by the Arthurdale Association for a cooperative farm.

First unit of fifty houses are rebuilt portable Hodgson houses, one story cedar and pine frame dwellings with cinder block basements. Second unit of 75 houses are two-story frame dwellings with cinder block first floor designed and constructed at the project. Third unit of forty houses same except for first floor of stone veneer instead of cinder block. Some houses in last two units have cellars; others have storage and furnace rooms on the first floor. One hundred and fifty-eight outbuildings are combination barn, poultry house, and pig pen. The remaining seven houses have garages.





### ANALYSIS OF BUILDING

A well-planned house with four bedrooms. Special attention paid to house service as shown by the arrangement of kitchen, work room, and storage space. Due to the generous size of the living room, a separate dining room was omitted—in line with custom in this locality. Ample closet space in the bedrooms gives the housewife an opportunity to keep things in order. Volume: House, 13,417 cu. ft. Porch, 1,536 cu. ft.

### CONSTRUCTION OUTLINE

**FOUNDATION:** Concrete base with concrete footings.  
**EXTERIOR WALLS:** 1st floor: Cinder concrete block. 2nd floor: Wood stud. Wall cover: Clapboard.  
**ROOF:** Cedar shingles.  
**WINDOWS:** Double hung sash.  
**DOORS:** Standard panel.  
**FLOORS:** 1st floor: asphalt tile, cement in Work Room. 2nd floor: Hardwood.  
**WALLS INSIDE:** Plaster.  
**CEILINGS:** Plaster.  
**PLUMBING:** Standard throughout. Kitchen with sink and drainboard. Work room two laundry trays. 2nd floor, complete bathroom.  
**SEWAGE DISPOSAL:** Septic tank with grid field for disposal.  
**WATER:** Individual well, operated by electric pump and pressure tank, for house service.  
**HEATING:** Hot water boiler, with radiation throughout.  
**ELECTRIC:** Individual meter service from project lines.



*Rothstein*

### LIVING ROOM



# RURAL RESETTLEMENT PROJECTS

## ALABAMA

ALABAMA FARM TENANT SECURITY  
BANKHEAD FARMS (UNIT A)  
BANKHEAD FARMS (UNIT B)  
CAHABA  
COFFEE COUNTY FARMS  
GARDENDALE  
GREENWOOD  
PALMERDALE  
PALMER HOMESTEADS

## ARIZONA

ARIZONA PART-TIME FARMS  
PHOENIX HOMESTEADS

## ARKANSAS

ARKANSAS FARM TENANT SECURITY  
LAKE DICK  
LAKEVIEW  
PLUM BAYOU

## CALIFORNIA

ARVIN MIGRATORY  
CALIFORNIA MIGRATORY  
CASA GRANDE  
EL MONTE HOMESTEADS  
MARYSVILLE MIGRATORY  
SAN FERNANDO HOMESTEADS

## COLORADO

BOWEN-MORGAN-WAVERLY FARMS  
WESTERN SLOPE FARMS

## FLORIDA

ESCAMBIA FARMS

## GEORGIA

BRIAR PATCH FARMS  
GEORGIA FARM TENANT SECURITY  
IRWINVILLE  
PIEDMONT  
WOLF CREEK

## ILLINOIS

LAKE COUNTY

## INDIANA

DECATUR HOMESTEADS  
WABASH FARMS

## IOWA

GRANGER HOMESTEADS

## KENTUCKY

CHRISTIAN-TRIGG FARMS

## LOUISIANA

LOUISIANA FARM TENANT SECURITY

## MAINE

STATE OF MAINE FARMS

## MICHIGAN

IRONWOOD

## MINNESOTA

AUSTIN HOMESTEADS  
CENTRAL MINNESOTA FARMS  
DULUTH HOMESTEADS  
THIEF RIVER FALLS

## MISSISSIPPI

HATTIESBURG HOMESTEADS  
MAGNOLIA HOMESTEADS  
McCOMB HOMESTEADS  
MISSISSIPPI FARM TENANT SECURITY  
N. E. MISSISSIPPI FARMS  
RICHTON HOMESTEADS  
TUPELO HOMESTEADS

## MISSOURI

OSAGE FARMS

## MONTANA

FAIRFIELD BENCH  
MALTA AND MILK RIVER

## NEBRASKA

FAIRBURY FARMSTEADS  
FALLS CITY FARMSTEADS  
GRAND ISLAND FARMSTEADS  
KEARNEY FARMSTEADS  
LOUP CITY FARMSTEADS  
SCOTTSDLUFF FARMSTEADS  
SOUTH SIOUX CITY FARMSTEADS  
TWO RIVERS

## NEW JERSEY

JERSEY HOMESTEADS

## NEW MEXICO

BOSQUE FARMS  
NEW MEXICO FARMS

## NEW YORK

BOSQUE FARMS  
FINGER LAKES FARMS

## NORTH CAROLINA

PENDERLEA  
NORTH CAROLINA FARM TENANT SECURITY  
ROANOKE

## NORTH DAKOTA

RED RIVER VALLEY

## OHIO

SCIOTO FARMS

## OKLAHOMA

BOOMER FARMS  
OKLAHOMA FARM TENANT SECURITY

## OREGON

YAMHILL

## PENNSYLVANIA

WESTMORELAND

## SOUTH CAROLINA

ASHWOOD  
SOUTH CAROLINA FARM TENANT SECURITY

## SOUTH DAKOTA

SIOUX FALLS

## TENNESSEE

CUMBERLAND HOMESTEADS  
TENNESSEE FARM TENANT SECURITY

## TEXAS

BEAUXART GARDENS  
DALWORTHINGTON GARDENS  
FANNIN FARMS  
HOUSTON GARDENS  
TEXAS FARM TENANT  
THREE RIVERS GARDENS  
WICHITA GARDENS  
WICHITA VALLEY FARMS  
WOODLAKE COMMUNITY

## UTAH

SEVIER VALLEY

## VIRGINIA

NEWPORT NEWS  
SHENANDOAH PARK HOMESTEADS

## WASHINGTON

LONGVIEW HOMESTEADS

## WEST VIRGINIA

ARTHURDALE  
RED HOUSE  
TYGART VALLEY



